

The purpose of the Tenant Relocation Assistance Ordinance is to help displaced lower income households with moving costs, deposits and securing replacement housing.



For More Information contact:

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This brochure provides a brief summary of the Tenant Relocation Assistance Ordinance. Please consult the Ordinance for more specific and complete information.



TENANT RELOCATION ASSISTANCE ORDINANCE



Information for Tenants and Landlords

Introduction

The Tenant Relocation Assistance Ordinance was adopted by the Mountain View City Council on February 23, 2010. The purpose of the ordinance is to provide financial assistance to lower income households who are displaced from their apartments due to renovations, redevelopment and similar activities. Relocation assistance is intended to help tenants secure replacement housing and make the relocation process easier for landlords and tenants.

Eligibility

A residential household may be eligible for relocation assistance if all of the following apply:

1. The household's annual income does not exceed 80% of the Area Median Income (AMI) for Santa Clara County as adjusted for household size;
2. The household has a valid written or oral lease or rental agreement with the landlord;
3. The household is not delinquent on rental payments; and
4. Tenants in four (4) or more rental units have been displaced in an apartment complex within one year.

2015 Income Limits

80% of Area Median Income

1 Person	\$ 52,850 per year
2 Persons	\$ 60,400 per year
3 Persons	\$ 67,950 per year
4 Persons	\$ 75,500 per year
5 Persons	\$ 81,550 per year

Relocation Assistance

Relocation assistance is only paid to the eligible tenant on the lease or rental agreement. There is only one assistance package per rental unit, which consists of the following:

- Full refund of a tenant's security deposit.
- 60-day subscription to a rental agency.
- The cash equivalent of three (3) months' rent, based on the median monthly rent for a similar-sized unit with the same number of bedrooms and bathrooms.
- \$3,000 additional for households with special circumstance, including seniors (62+), persons with disabilities or handicaps, and families with at least one dependent child.

Notices

Landlords must comply with the following noticing requirements in the Tenant Relocation Assistance Ordinance:

- A **Notice of Intent** shall be given to all tenants within 30 days of filing a development application or applying for building permits.
- A **Notice of Termination** shall be given to tenants at least 90 days prior to the date to vacate.

Claims for Assistance

A relocation assistance specialist managed by the City will meet with tenants to determine eligibility, provide information, and distribute relocation assistance payments as described below.

- Eligible tenants must submit a claim form to the relocation assistance specialist requesting relocation assistance before the date to vacate.
- Half of the relocation assistance will be paid to eligible tenants within 15 days of receiving a request and the remaining half of the relocation assistance will be paid prior to the tenant vacating their unit.